

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

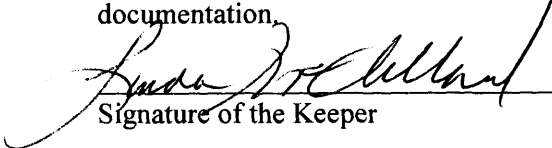
NRIS Reference Number: 05000309

Property Name: Hutchinson Ranch (Boundary Increase)

County: Chaffee State: Colorado

Multiple Name: N/A

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.


Signature of the Keeper

August 9, 2005

Date of Action

=====

Amended Items in Nomination:

Section 7 Description

The text on 7.2 and the notes on 7.10 are, hereby, revised to indicate that "Resources 1 through 6, 8 through 12, and 16 were included in the original nomination...." This change is consistent with the List of Resources on 7.10 and the sketch map, which both indicate that resource 6 (blacksmith shop) rather than 7 (the privy) was within the boundaries of the original nomination.

The Colorado Historic Preservation Office was notified of this amendment

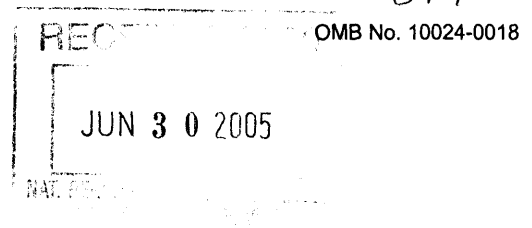
DISTRIBUTION:

National Register property file

Nominating Authority (without nomination attachment)

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hutchinson Ranch (additional documentation and boundary expansion)

other name/site number Hutchinson Homestead/5CF142

2. Location

street & town 8911 W. U.S. Highway 50 N/A not for publication

city or town Salida ☒ vicinity

state Colorado code CO county Chaffee code 015 zip code 81201

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☒ statewide ☐ locally. (☐ See continuation sheet for additional comments.)

Georgina Cantuoglia
Signature of certifying official/Title

6/22/05
Date

Colorado Historical Society, Office of Archaeology and Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
☐ determined eligible for the
National Register
☐ See continuation sheet.
☐ determined not eligible for the
National Register.
☐ removed from the National
Register.
☐ other, (explain:) _____

Signature of the Keeper

Date of Action

Linda McClelland

8/09/05

Hutchinson Ranch
Name of Property

Chaffee County, Colorado
County and State

5. Classification

Ownership of Property
(check as many boxes as apply)

- ☐ public-local
☒ private
☐ public-State
☐ public-Federal

Category of Property
(check only one box)

- ☒ district
☐ building(s)
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
9	2	buildings
1	0	sites
1	0	structures
0	0	objects
11	2	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

5

6. Function or Use

Historic Function
(Enter categories from instructions)

AGRICULTURE/animal facility
AGRICULTURE/storage
AGRICULTURE/agricultural field
AGRICULTURE/agricultural outbuilding
DOMESTIC/single dwelling
DOMESTIC/secondary structure

Current Function
(Enter categories from instructions)

AGRICULTURE/animal facility
AGRICULTURE/storage
AGRICULTURE/agricultural field
AGRICULTURE/agricultural outbuilding
DOMESTIC/single dwelling
DOMESTIC/secondary structure

7. Description

Architectural Classification
(Enter categories from instructions)

LATE VICTORIAN
OTHER/Log Cabin

Materials
(Enter categories from instructions)

foundation
walls WOOD/log

roof METAL
other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Description

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☒ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(enter categories from instructions)

ARCHITECTURE

AGRICULTURE

Period of Significance

1874-1955

Significant Date

1874

1882

Significant Persons

(Complete if Criterion B is marked above)

Hutchinson, Joseph S.

Cultural Affiliation

N/A

Architect/Builder

Weldon, John

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other Name of repository:

Hutchinson Ranch

10. Geographical Data

Acreage of Property 49.6 acres

UTM References

(Place additional boundaries of the property on a continuation sheet.)

1 1 3 4 0 8 8 8 0 4 2 6 3 8 4 0
Zone Easting Northing

3 1 3 4 0 9 1 2 2 4 2 6 3 9 0 6
Zone Easting Northing

2 1 3 4 0 9 0 7 0 4 2 6 3 9 1 0
Zone Easting Northing

4 1 3 4 0 9 1 2 4 4 2 6 3 9 2 3
Zone Easting Northing

☒ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property.)

Boundary Justification

(Explain why the boundaries were selected.)

11. Form Prepared By

name/title R. Laurie Simmons and Thomas H. Simmons, historians
organization Front Range Research Associates, Inc. date 16 February 2005 (revised)
street & number 3635 West 46th Avenue telephone 303-477-7597
city or town Denver state CO zip code 80211

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs: Representative **black and white photographs** of the property.

Additional items: (Check with the SHPO or FPO for any additional items)

Property Owner

name/title Wendell F. Hutchinson and Mary Sue Hutchinson Trust
street & number 9104 W. U.S. Highway 50 telephone 719-539-4093
city or town Salida state CO zip code 81201

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section No. 7 Page 1

Hutchinson Ranch, Chaffee County, CO

Narrative Description

Introduction

The Hutchinson Ranch was listed in the National Register in 1973. This document is a revision and expansion of the previous nomination, undertaken to increase the number of nominated resources through inclusion of four additional buildings historically associated with the headquarters area, and to provide more complete historical background, architectural descriptions, mapping, and photography.

The Hutchinson Ranch Headquarters is a significant historic agricultural complex encompassing eighteen total resources, of which sixteen are contributing resources (89 percent) and two are noncontributing resources (11 percent). The resources include fifteen buildings, two structures, and one site. The inset sketch map accompanying this form identifies the location of the ranch resources. Among the criteria employed for evaluating the resources were: date of construction, historical associations, and integrity of location, design, setting, materials, and workmanship. The historic resources of the Hutchinson Ranch Headquarters represent the history of ranching and ranch architecture in the South Arkansas River Valley during the period 1874-1955.

Setting

The Hutchinson Ranch Headquarters is located in Chaffee County, Colorado, between the towns of Salida and Poncha Springs, on the north side of U.S. Highway 50, which follows a centuries-old route of travel through the area. The headquarters of the ranch, long a landmark for visitors to the valley, is bounded on the south by the highway and on the north by the former railroad grade of the Denver & Rio Grande Monarch Branch (See Figure 1). Lands associated with the ranch surround the headquarters area¹, and the South Arkansas River bisects the property south of the highway. From the ranch headquarters, the river valley and the Sangre de Cristo Range (including Methodist and Poncha mountains) dominate vistas to the south; to the east lie the Arkansas Hills (Photograph 1); these hills and higher peaks, such as Cameron Mountain, are seen to the north; and the Sawatch Range rises beyond fields to the west (Photograph 1).²

The ranch complex includes a variety of buildings and structures that reflect the development of the site through the years and represent the full-range of activities on a still-viable cattle ranch. All of the historic buildings except one are of log or frame construction and vary from one to one-and-a-half stories in height. Despite their advanced age and long use, the buildings retain substantial historic physical integrity. The one-and-a-half-story³ main house is a frame building with Carpenter Gothic details (Photographs 2 and 3) located near the center of the southern part of the ranch headquarters, facing the highway and lands of the ranch to the south. A roughly square section of level ranch yard in the vicinity of the main house is fenced and encompasses a large open area to the east with apple

¹ Only the 49.6 acres which include the headquarters area and two adjacent pastures are being nominated herein.

² Wendell Hutchinson, Telephone Interview by R. Laurie Simmons, 13 December 2004.

³ Gary Higgins, who conducted a structural assessment of the house, states that it is a tall one-and-a-half-story house, not a full two stories.

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Hutchinson Ranch, Chaffee County, CO

trees that were part of a small orchard. Several buildings are found in the ranch yard (Photographs 3 and 13), including a concrete milkhouse, log granary, log cabin, log saddle house, and frame privy (all north of the main house). Water from Hutchinson #1 Ditch, with water rights dating to 1877, flows through a branch ditch at the north end of the yard that is crossed by a plank footbridge (Photograph 3).⁴ At the east end of the southern part of the headquarters area is a second frame house (Photograph 4), with an associated garage and coal shed/workshop. The branch ditch flows north of the second house, and there is a historic grove of yellow willow trees and a corral north of the ditch (Photograph 5).

North of the fenced yard of the main house are a calving shed, a log blacksmith shop (Photograph 6), a loading chute, and a semi-circular corral used for branding and roping cattle and horses, another corral (Photograph 12), and a second branch of the ditch. In the northwest section of the headquarters area is a corral bounded on three sides by a log chicken house (Photograph 7), log horse barn (Photograph 8), log milk cow barn, log ramada, and frame loafing shed. South of this area, at the west edge of the headquarters, is a newer frame equipment and tool shed (Photograph 9). The southwest section of the headquarters is diagonally bisected by the branch ditch and has another grove of large trees. The dirt driveway leading into the property from the highway enters west of the house and leads to an open central area where cattle were kept occasionally in the early days.

Resources in the District

The following sections describe the site, buildings, and structures within the district. In the discussion below, contributing resources are listed first, followed by noncontributing resources. The numbers following the resources' names are keyed to the sketch map accompanying this nomination. Resources 1 through 5, 7 through 12, and 16 were included in the original nomination, though many were not noted or described individually in the nomination. Resource 17 was constructed after the original listing. Resources 6 and 13 through 15 are on the land in the boundary expansion. The table at the end of this section lists all resources in the district, while the Sketch Map shows the original nominated area and the expanded boundary. The photograph numbers refer to photographs included in this nomination. Photographs are identified on the map of the district by a number enclosed in a circle. Precise dates of construction are not available for some of the resources. Interviews with the ranch owner and documents maintained by the Hutchinson family were used to determine dates of construction.

Contributing Resources

Headquarters Site (Established in the 1870s⁵, Photographs 3, 5, and 12). "It was big and quiet. An unaltered wilderness of pinon and spruce forest lay on the great mountains that rose out of the alfalfa fields across the meadow and stream, half buried in silent snow in the winter and filled with the music

⁴ The ditch once had a large lidded wood box above it for cooling milk, cream, butter, and other food.

⁵ BLM, General Land Office, Land Patent Details, Doc. No. 11, 21 March 1881; O.L. Baskin, *History of the Arkansas Valley* (Chicago: O.L. Baskin & Co, 1881; reprint Evansville, In.: Unigraphic Inc., 1971), 518.

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Hutchinson Ranch, Chaffee County, CO

of running water in the summer.”⁶ The 49.6-acre site of the ranch headquarters is a significant component of the district. The site represents the features of a ranch headquarters developed during the early days of cattle ranching in Colorado through its proximity to the South Arkansas River, compressed area of buildings with a variety of functions, broad meadows, groves of trees, open vistas, irrigation and road systems, and extensive fence and corral systems. Site landscape features include: branch ditches; historic groves of trees, bushes, and other plantings; a system of fences separating various components of the headquarters site; roads leading into the property and paths between the buildings; open areas within the site; small structures associated with animal care; and a large corral system. Four principal corral areas are found at the Hutchinson Ranch headquarters: the west corral, the horse corral, the center corral, and the east corral. The corrals are composed of wood posts and poles. The west corral is bordered by animal shelters and barns. The round corral was used for roping and branding cattle and horses historically and is employed for training horses today. It has a large upright snubbing post at the center used to train horses or to examine and treat animals. Mills Hutchinson skinned the coyotes, bobcats, and muskrats he trapped on the south post of the corral gate. The center corral is south of the round corral and bounded by the blacksmith shop and calving shed on the west, the fence of the ranch yard, and the east corral. The east corral has an alley on the north connecting to the round corral.

Main House (Resource 1, 1873-74⁷, John Weldon (builder), Photographs 2 and 3). “Here the Utes entered and all the visitors and the travelers who passed up and down the valley on the early trail, wagon road, in the early days, before Salida.”⁸

Exterior. The main house of the Hutchinson Ranch, believed to be the oldest frame dwelling in the South Arkansas River Valley, consists of a one-and-a-half-story front gable roofed west wing and a one-story side gable roofed east wing (See Figure 2). The roof has wood shingles and overhanging eaves. The gable of the west wing displays Carpenter Gothic influence in its bargeboard ornament with scroll motif. There are remnants of a center red brick chimney. The walls of both wings of the house are finished with board and batten siding. The lumber for the house was transported from Canon City to the site by ox team. The house has no foundation and mud sills are laid on the ground.⁹

The upper story of the façade of the west wing has a center entrance with double four-light doors flanked by tall four-over-four-light double-hung sash windows. The doors opened onto the flat roof of

⁶ Joseph D. Hutchinson, “Miscellaneous Notes,” in John Arthur Hutchinson Papers, John Arthur Hutchinson, *Diary, 1914-1917*, Colorado Historical Society, Stephen Hart Library, Denver.

⁷ Wendell Hutchinson, *Colorado Centennial Farm Application*, 5 May 1986, on file at Colorado Historical Society, Office of Archaeology and Historic Preservation, Denver; Baskin, *History*, 518.

⁸ This recollection is from Joseph D. Hutchinson, grandson of Joseph S. and Annabel Hutchinson and the son of Joseph Mills Hutchinson. Joseph D. Hutchinson was a family historian and provided annotations of the diaries of his uncle, John Arthur Hutchinson, as well as other historical information. Joseph D. Hutchinson, “Pictures of the Interior of the Old House,” 13 August 1983, reproduced in Gary W. Higgins and Jackie W. Powell, *Historic Structure Assessment, Hutchinson Homestead Complex, Draft*, 2003, on file at Front Range Research Associates, Inc., Denver.

⁹ James M. Kittleman, “Hutchinson Ranch National Register Nomination form,” 1973; Higgins and Powell, *Historic Structure Assessment*.

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Hutchinson Ranch, Chaffee County, CO

a porch which is no longer extant. Pieces of joists, which are remnants of the porch roof, protrude below the doors. The first story has a center entrance with four panel wood door flanked by tall four-over-four-light double-hung sash windows. The windows have plain board surrounds with projecting wood sills.

The east wing has a shed roof porch extending across the front. The porch has wood post supports and there is a wood plank floor. Facing the porch at the west end are four-over-four-light double-hung sash windows flanking a four-panel door, while the east end has a single window. There is a large Virginia Creeper vine at the southeast corner of the porch. The east wall of the east wing has a center four-over-four-light double-hung sash window. The east one-third of the east wing was added about 1895. Deteriorated red brick chimneys are found near the northeast corner and center of the north roof slope. There are very large lilac bushes just east of the east end of the house and a tall pole near the northeast corner of the house.

The north wall of the east wing has vertical board siding on the east end. Near the east end is a four-panel wood door leading to the kitchen. A shed roof porch west of the kitchen has one wide plank enclosing the east wall, while the west wing abuts the porch on the west. Facing the porch are a four-over-four-light double-hung sash window and a four-panel door at the east end, while there is an area with wood shelves at the west end. This area was called the "pantry" by the Hutchinson family.

The rear (north) wall of the one-and-a-half-story west wing has two evenly aligned, four-over-four-light, double-hung sash windows with plain board surrounds on each story. There are no openings on the west wall of the house.

Interior. The living room has four paneled doors. The living room walls and ceiling are covered with wallpaper, beneath which is bead board siding. The floor is covered with linoleum. The dining room (until about 1900 the kitchen) was where the "bounteous" meals were served and where the people of the ranch played cards, talked, and read in the light of the kerosene lamp in the evening. The dining room is finished with board chair rails, a ribbon pattern wallpaper border, a painted bead board ceiling, and a linoleum floor. The kitchen has painted beaded siding on the walls and ceiling, and the floor is covered with linoleum.

Annabel Hutchinson's bedroom (at the northwest end of the first story) has a window looking onto the back yard, from which her four sons watched Utes visit their father. In the bedroom is the clothes closet under the stairs where Annabel "kept her clothing, so small and so old, in the beginning of things."¹⁰ The bedroom has yellow wallpaper on the walls and ceiling and a wood floor, painted along the edges. The south upstairs bedroom has bead board walls and ceiling and a tongue and groove board floor. Doors on the south wall originally opened onto the roof of the porch, providing a commanding view of the Hutchinson meadows and the Sangre de Cristo Mountains. The north upstairs bedroom has walls and ceilings covered with wallpaper. The floor is covered with linoleum.

¹⁰ Joseph D. Hutchinson, "Pictures of the Interior of the Old House," 13 August 1983, reproduced in Higgins and Powell, *Historic Structure Assessment*.

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Hutchinson Ranch, Chaffee County, CO

Alterations. The porch at the center of the façade of the west wing was removed in the 1950s.¹¹ The full-width porch of the east wing has wood post supports which appear to have replaced “columns with caps” mentioned in the 1973 National Register nomination. One wall and the door of the rear pantry are missing.

Uncle Jack’s Cabin/Uncle Art’s Cabin (Resource 2, c. 1895¹², Hutchinsons and McPherson, builders, Photograph 10). “Warm and snug on winter afternoons when the men talked and played cards and smoked their pipes,” this small log cabin in the ranch yard behind the main house was the sleeping quarters for Uncle Jack McPherson and John Arthur “Uncle Art” Hutchinson (See Figure 6). In the final year of his life, McPherson stayed in the cabin all the time. After he passed away, Louis B. “Old Dad” Stinson, who cared for the dairy cows of the ranch, also slept in the cabin.¹³

The cabin is a one-story log building with low front gable roof, overhanging eaves, and exposed rafters. The building originally had a log roof with dirt on it, which leaked when it rained. The roof is now covered with corrugated metal, and there is a metal pipe chimney. There are three large projecting logs and corner diagonal braces that support a wide front overhang. The walls of the cabin are composed of peeled round logs with saddle-notched corners, and there is wood chinking and concrete daubing. The ends of the logs project from the building. There are tools and implements nailed to the walls. No foundation is visible.

The façade (east) has an off-center, slightly inset, vertical board door with a two-light vertical window. South of the door is a small four-light fixed window with plain board surround and window box. The north wall has a small, center, three-light window. A fence post is immediately adjacent to the building at the northwest corner. The west wall has no windows. There is a large plank placed horizontally across the wall near the top, and barbed wire is stored on projecting logs. The south wall has a single-light window near the center. The interior has a plank floor and log walls.

Saddle House (Resource 3, 1915¹⁴, John Arthur Hutchinson, builder, Photograph 11). John Arthur Hutchinson erected the saddle house, using a plumb bob to insure straight walls. Inside was a cabinet, built by Uncle Jack McPherson, filled with combs, bridles, brushes, spurs, ropes, horseshoes, vaccinating syringes, and other tools of the rancher. The building also served occasionally as sleeping quarters for hired men or for children of the family. A tree collapsed on the building and the roof had to be rebuilt in the 1930s. Saddle racks are still present in the building.¹⁵

The small, rectangular (15’6” X 14’), one-story log saddle house has a front gable roof with corrugated metal roofing, overhanging eaves, and exposed rafters. The walls are composed of round

¹¹ Wendell Hutchinson, Hutchinson Ranch, Telephone Interview by R. Laurie Simmons, 16 November 2004.

¹² Wendell Hutchinson, Hutchinson Ranch, Interview by Thomas and R. Laurie Simmons, 30 July 2004.

¹³ Joseph D. Hutchinson, “Notes Regarding Drawing of Hutchinson Home Ranch About As It Was in 1916,” John Arthur Hutchinson Papers, Colorado Historical Society, Denver; Wendell Hutchinson, Interview, 30 July 2004.

¹⁴ Joseph D. Hutchinson, “Hutchinson Home Ranch About As It Was in 1916,” John Arthur Hutchinson Papers, Colorado Historical Society, Denver; and Wendell Hutchinson, *Centennial Farm Application*.

¹⁵ John Arthur Hutchinson, *Diary*, 25 February 1915 in John Arthur Hutchinson Papers, Colorado Historical Society, Denver; Higgins and Powell, *Historic Structure Assessment*, 77.

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Hutchinson Ranch, Chaffee County, CO

logs with wood chinking, concrete daubing, and saddle notched corners with projecting ends. Gable ends are clad with board and batten siding. A stone foundation is visible on the north.

The façade (west) of the building has an off-center entrance with a vertical board door with metal strap hinges. There is a log fence post adjacent to the building at the northwest corner. The south wall has a center two-light window with plain board surround. The east wall has a small window on the gable end and a lean-to shed with vertical board walls. The north wall of the shed is built against the corral fence. There are no openings on the north wall of the saddle house. The interior has a wood floor and the walls have pegs for tack.

Concrete Milkhouse (Resource 4, 1936¹⁶, Colorado Highway Department, Photograph 3). When U.S. Highway 50 was built, the Colorado Highway Department replaced a Hutchinson Ranch root cellar on the other side of the road with this building, which had hooks for storing meat, housed the cream separator, and was where the hired hands washed before entering the main house for meals.¹⁷

This small, rectangular (14' X 12'), one-story, pink/orange-tinted, board-formed concrete building, located a few feet north of the main house, has a shed roof with corrugated metal roofing and overhanging eaves with exposed rafters on the front. The façade (east) has a center hinged diagonal board door. There is a three-light hopper window with plain board surround on the north wall. There are no openings on the west and south walls.

Granary (Resource 5, 1867¹⁸, John McPherson, builder, Photograph 3). "Here in front of the grainary [sic] was a sheltered sunny place . . . Sometimes the clothes washing was done here where the ditch was handy for a good supply of cold clean water. I also recall that some soap was made here out of ashes and fat."¹⁹ The granary is the oldest building on the ranch, having been built by John D. McPherson, Sr., on Cache Creek and moved to the site to serve as storage facility for food supplies. McPherson was known in the valley for his excellent craftsmanship, evidenced in this building of full dovetail construction. When they were young, the four Hutchinson boys slept in the granary, and their mother had a rope leading from her room to the building which she pulled to awaken them in the morning. The granary was originally located immediately behind the main house, but was probably moved further back when the pantry was built.²⁰

The granary is a small one-story log building with a front gable roof, with overhanging eaves and exposed rafters. The roofing is board on board. The walls of the building are tightly-fitted square-hewn logs with daubing and dovetail notches at the corners. The gable faces are board and batten. The façade (east wall) has an off-center entrance with vertical plank door with metal strap hinges. The gable face has a fixed four-light window. There are no openings on the north and south walls.

¹⁶ Wendell Hutchinson, Interview, 30 July 2004.

¹⁷ Higgins and Powell, *Historic Structure Assessment*, 53; Wendell Hutchinson, Interview, 30 July 2004.

¹⁸ Wendell Hutchinson, *Centennial Farm*; "Photograph of Hutchinson Ranch, 1881" in Hutchinson Family Papers, Hutchinson Ranch.

¹⁹ Joseph D. Hutchinson, "Hutchinson Home Ranch."

²⁰ Joseph D. Hutchinson, "Pictures of the Interior of the Old House;" Higgins and Powell, *Historic Structure Assessment*, 59.

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Hutchinson Ranch, Chaffee County, CO

The rear (west) gable face has a center through-the-cornice opening with a vertical board door with metal hinges. The interior has a board floor, and the walls have a three-layer wallcovering and metal panels designed to protect against moisture and rodents.

Blacksmith Shop (Resource 6, c. 1915²¹, Photograph 6). The blacksmith shop was an important ranch building where items such as gate hinges and latches, wagon wheels, horseshoes, and tools were fabricated and repaired (See Figure 4).²² The blacksmith shop is a one-story, rectangular, side gable roofed log building with board on board roofing, overhanging eaves, and exposed rafters. The walls are composed of round cottonwood logs with saddle notch corners and projecting ends. There is wood chinking. The west wall has an off-center entrance with vertical board door with metal hinges. The gable face is clad with board and batten siding and has a single-light off-center window on the south wall. Various tools are nailed to the walls. There is a cattle loading chute adjacent the building on the north, and the shop forms part of the west end of the east corral. The interior has a dirt floor and includes a forge, drill press, and work benches.

Privy (Resource 7, Pre-1916²³). "...[B]ack beside the fence and probably a good 70 feet from the kitchen door stood the outdoor toilet. It was exclusively for the women folk. The men went out in the corrals."²⁴ The privy is a small, rectangular, one-story side gable roofed frame building located at the northeast corner of the ranch yard. The building has a board on board roof and a slight eave overhang. The walls are board and batten. There is a center entrance facing south, which has a vertical board door. The interior of the privy has a board floor and a three-hole wood plank bench. The eastern hole is smaller and lower than the other two, being intended for children.

Chicken House (Resource 8, c. 1910²⁵, Photograph 7). This unusual log chicken house was built for Annabel Hutchinson, who raised chickens that ran in the ranch yard during the day and stayed in this building at night (See Figure 3). The low rectangular building has a shallow side gable roof with board on board roofing and overhanging eaves. Originally, there was a pole roof topped by dirt and hay.²⁶ The walls are composed of tapered, peeled, round logs with v-notches at the corners. The top logs project out into the corral on the north.²⁷ Large pieces of wood are used as chinking. There is an off-center entrance on the east toward the south end which has a vertical plank door with metal strap hinges. The door may be a replacement. A c. 1910 photograph shows an open shed on the south wall of the building which is no longer present.

Horse Barn (Resource 9, c. 1910²⁸, Photograph 8). This barn housed the draft horses (Percheron and Belgian work horses) of the ranch. Horse harnesses were hung on the inside wall, and there

²¹ Joseph D. Hutchinson, "Notes in John Arthur Hutchinson's Diary Entry for 21 March 1915," John Arthur Hutchinson Papers, Colorado Historical Society, Denver.

²² Higgins and Powell, *Historic Structure Assessment*, 89.

²³ Joseph D. Hutchinson, "Hutchinson Home Ranch."

²⁴ Joseph D. Hutchinson, "Pictures of the Interior of the Old House."

²⁵ Wendell Hutchinson, *Centennial Farm*.

²⁶ Higgins and Powell, *Historic Structure Assessment*, 98.

²⁷ The ridge pole of the chicken house extended over the corral and animals were snubbed to it for treatment.

²⁸ Wendell Hutchinson, *Centennial Farm*.

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were separate stalls, as well as a manger and grain boxes (no longer extant). The barn has a shallow side gable pole roof with overhanging eaves and split log roofing. There is a large ridge pole, which projects about 8' into the corral on the east. The walls are composed of peeled round logs with saddle and v-notches at the corners. Pieces of split wood form chinking. On the north wall is a center entrance without a door.

Milk Cow Barn (Resource 10, 1910²⁹). This barn housed the five or six dairy cows which were milked twice a day on the ranch until about 1951. The cows' production provided the ranch with milk, cream, butter, and cheese. The rectangular barn has a low-pitched side gable roof composed of poles and split logs. The walls are peeled round logs with saddle and v-notched corners and projecting ends, some pointed and some cut off square. There is a center main entrance for cows and milkers on the east wall facing the corral. A second entrance, to provide access to the south end of the manger, is at the west end of the south wall. The interior has a wood floor, and there are six stanchions and a manger.

Ramada (Resource 11, 1890s³⁰). This loosely-built log structure used for confining certain animals for observation and care and storage of hay is attached to the milk cow barn on the south. There is a shed roof made up of poles and split logs. The structure is open on the east. The west and north walls are composed of round logs with a saddle notched northwest corner.

Loafing Shed (Resource 12, 1890s³¹). The loafing shed is a long rectangular structure with a shed roof with milled board roofing. The structure is divided into seven bays by round milled poles. The eastern two bays have pole dividers and the east one has a metal pipe gate. The structure is open on the south and west and has vertical board walls on the north and east.

White House (Resource 13, 1924, ³² Elbert Huffman, builder original section; Mills Hutchinson, builder c. 1928 addition, Photograph 4 and 5). This dwelling started out as a two-room house built for Mills Hutchinson and his family in 1924. Oak floors from an old house known as the Van Kleeck Mansion were used in building this house. Wendell Hutchinson was born in the house in 1924. About 1928 Mills Hutchinson built a two-bedroom and closet addition, and a bathroom was added about 1931. The front porch was added in the early 1950s.³³

The white house and associated buildings are located east of the main ranch yard. The white house is a one-story, hipped roof, frame dwelling with standing seam metal roofing, overhanging eaves, and exposed rafters. There is a brick chimney topped by a metal pipe. The walls have horizontal lap and drop siding, and the foundation is concrete. The house has a projecting, shed roof porch with decoratively sawn supports and a concrete deck. The porch has a varnished wood ceiling. The main

²⁹ Wendell Hutchinson, *Centennial Farm*.

³⁰ Wendell Hutchinson, Telephone Interview, 16 November 2004.

³¹ Wendell Hutchinson, Telephone Interview by R. Laurie Simmons, 16 November 2004.

³² Wendell Hutchinson, Interview, 30 July 2004.

³³ John Arthur Hutchinson, *Diary*, John Arthur Hutchinson Papers, Colorado Historical Society, Denver; Wendell Hutchinson, Hutchinson Ranch, Interview by Karen Chapman, 2 November 2004.

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entrance on the south wall has a door with Craftsman style glazing. West of the door are paired six-light windows, while there are two one-over-one-light double-hung sash windows east of the door.

The east wall has a central one-over-one-light double-hung sash window and a smaller window toward the north end. There is an enclosed projection with drop and lap siding on the rear near the northeast corner, which has a band of six-light windows on its east wall. The projection has a paneled and glazed door facing west. Between the east projection and the west end of the rear wall is a shed roof porch with wood post supports and a concrete deck. The wall of the house facing the porch has lap siding, a small single-light window, and paired double-hung sash windows. The west end of the rear wall is clad with lap siding and has paired single-light windows. The west wall of the house has paired six-light windows and a decorative lattice post at the northwest corner of the porch. In back of the house is a historic grove of very large yellow willow trees through which the ditch flows.³⁴

Garage (Resource 14, early 1950s³⁵). This is a rectangular, one-story, frame garage with front gable roof with composition roofing, overhanging eaves, and exposed rafters. The walls are clad with drop siding and have corner boards. There is a large, paneled, tilt garage door on the south and a single one-over-one-light double-hung sash window is on the north wall.

Coal Shed and Shop (Resource 15, c. 1935,³⁶ Mills Hutchinson, builder.) The shed is a one-story, rectangular, frame building with gable and lean-to roofed sections and rolled roofing. The walls are board and batten, with some rolled roofing on the west wall. The foundation is concrete. The east wall has a wide roof overhang with triangular braces, drop siding, and paired, paneled carriage doors, as well as an off-center vertical board pedestrian door facing a concrete stoop. The south wall is board and batten and has no openings. The west wall has a center boarded up opening. The lean-to section on the north has a four-light window on the west wall. The north wall has an off-center entrance facing a concrete stoop and paired four-light sliding windows.

Noncontributing

Calving Shed (Resource 16, pre-1950³⁷). This is a rectangular one-story structure with shed roof with corrugated metal roofing, overhanging eaves, and a metal vent. The walls are composed of vertical panels. There is a large covered up window on the south wall, and the east wall has a broad entrance with a vertical panel door. The shed was originally open, but was enclosed in the 1980s. The building is noncontributing due to alterations.

Equipment Shed/Tool Shed (Resource 17, c. 1985³⁸, Photograph 9). This is an L-shaped structure, with the enclosed tool shed projecting on the north end of the open equipment shed. Both sections of

³⁴ A spring located northwest of the house (outside the district) supplied water to the house.

³⁵ Wendell Hutchinson Interview, 30 July 2004.

³⁶ Wendell Hutchinson Interview, 30 July 2004.

³⁷ Wendell Hutchinson, Telephone Interview, 16 November 2004.

³⁸ Wendell Hutchinson, Telephone Interview, 16 November 2004.

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the building have shed roofs with corrugated metal roofing. The walls are composed of ribbed metal panels over vertical boards. The equipment shed is divided into five open bays on the east that are delineated by square posts. The building is noncontributing due to its date of construction.

LIST OF RESOURCES WITHIN THE HUTCHINSON RANCH HISTORIC DISTRICT

Resource Number	Resource Name	Contributing Status	Resource Type	Status in Original Nomination	
				Located in Original Nomination Boundary	Discussed in Original Nomination Boundary
1	Main House	Contributing	Building	Yes	Yes
2	Uncle Jack's/Uncle Art's Cabin	Contributing	Building	Yes	Yes
3	Saddle House	Contributing	Building	Yes	Yes
4	Concrete Milk House	Contributing	Building	Yes	No
5	Granary	Contributing	Structure	Yes	Yes
6	Blacksmith Shop	Contributing	Building	Yes	Yes
7	Privy	Contributing	Building	No	No
8	Chicken House	Contributing	Building	Yes	No
9	Horse Barn	Contributing	Building	Yes	No
10	Milk Cow Barn	Contributing	Building	Yes	No
11	Ramada	Contributing	Structure	Yes	No
12	Loafing Shed	Contributing	Building	Yes	No
13	White House	Contributing	Building	No	No
14	Garage	Contributing	Building	No	No
15	Coal Shed/Shop	Contributing	Building	No	No
16	Calving Shed	Noncontributing	Building	Yes	No
17	Equipment Shed/Tool	Noncontributing	Building	Yes	No
--	Ranch site	Contributing	Site	Yes	No

NOTES: Resources 1 through 5, 7 through 12, and 16 were included in the original nomination, though many were not noted or described individually in the nomination. Resource 17 was constructed after the original listing. Resources 6 and 13 through 15 are on the land in the boundary expansion. Resource 5, the Granary, was categorized as a building rather than a structure in the original nomination.

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Statement of Significance

The Hutchinson Ranch Headquarters is a complex of historic resources significant under Criterion A at the local level for its association with the history of agriculture in the South Arkansas River Valley of Chaffee County. Joseph Sykes Hutchinson, who came to Colorado in 1866, acquired the homesteaded lands of cowboys in his employ to establish the nucleus of the ranch. Hutchinson possessed the largest herd of cows in the area during the open range days and obtained some of the finest pasturage and hay meadows in the region before his death in 1882. His wife, Annabel Hutchinson, who had crossed the plains to Colorado as a child in 1860, continued the operation of the ranch and raised four sons who would inherit it following her death in 1916. The current owner, Dr. Wendell Hutchinson, a retired veterinarian and community leader, represents the fourth generation of the family, making the property what may be the longest-operating ranch in continuous family ownership in the county. The long history of the Hutchinson Ranch reflects many of the themes important to the history of agriculture in Colorado, including: the acquisition of land and cattle by veterans following the Civil War; the creation of cattle kings who grazed large herds on immense stretches of open land; the role of cowboys in homesteading lands that were consolidated into larger operations; the interaction of early ranches with travelers (including Native Americans) through the frontier; the impact of the railroads on agricultural production and ranch life; the importance of water in establishing and maintaining agricultural endeavors; the dependence of ranching on open grazing land and the growing competition between ranchers' grazing rights and the demand for recreational open space; and the adjustment of high altitude ranching to climatic conditions, new technologies, and government policies during the twentieth century. The period of significance in the area of agriculture begins in 1874, the date of completion of the main ranch house, the focal point of the headquarters area. The period extends to 1955, selected because the importance of the ranch to the agricultural history of the area continued and no more appropriate date for concluding the period exists.

The Hutchinson Ranch is significant under Criterion B at the local level in the area of agriculture for its association with Joseph S. Hutchinson, a Colorado pioneer who arrived in the territory following service in the Civil War. Like many who came in the 1860s, Hutchinson was first associated with mining operations, serving as superintendent of the Gaff Mining Company, a placer gold operation on Cache Creek. Success in mining enabled him to invest with partners in a large cattle business known as Hutchinson & Company. Hutchinson became one of the fabled cattle kings of the early ranching industry in Colorado, running more cattle than anyone else in the South Arkansas River Valley where he established this ranch headquarters. He registered one of the first brands in what would become Chaffee County. Hutchinson's influence in the cattle industry is evidenced in his participation in the earliest statewide organization of livestock raisers, the Stock Growers Association, where he served on the credentials committee. His importance is also seen in his selection as a representative of Lake, Saguache, Park, Fremont, and San Juan counties in the Territorial Legislature in 1873. In 1879 he was elected to the State Legislature and successfully promoted the creation of Chaffee County. Hutchinson and his wife Annabel, also a Colorado pioneer, built the main house on the ranch as the centerpiece of the headquarters in 1874, and here he died an untimely death in 1882. The period of significance for association with Joseph S. Hutchinson extends from 1874 to 1882.

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The Hutchinson Ranch Headquarters is significant at a statewide level under Criterion C for its architecture, which represents the site characteristics and full range of buildings and structures necessary for operation of a Colorado cattle ranch during the nineteenth and twentieth centuries. The site of the headquarters is particularly significant for preserving the historic setting, which provides context for understanding the development of the ranch and the importance of the natural landscape. Included in the site are essential ranch features such as ditches, corrals, fences, roads, and groves of historic trees. The main ranch house, erected in 1873-74, may be the oldest milled lumber dwelling in the Upper Arkansas River Valley and is notable for its Carpenter Gothic style elements, which are extremely rare in the area. Most of the resources are of log construction and represent the simplicity and rugged functionality demanded of ranch architecture. One resource represents 1930s government-sponsored construction and the impact of highway development on ranching properties. All of the primary and secondary buildings and structures essential to ranch life during the historic period are present in their historic locations.³⁹ The ranch headquarters compares favorably with other historically significant complexes in the state in terms of historic physical integrity, representation of styles and construction techniques, preservation of setting, diversity of function, and completeness of the historic architectural inventory. The period of significance in the area of architecture for the ranch extends from completion of the main ranch house in 1874 to 1955, as resources were added or modified throughout the period. The ranch was listed in the National Register in 1973 and honored as a Colorado Centennial Farm in 1986. The current nomination is an expansion and updating of the previous form.

Founding of the Hutchinson Ranch

One of the oldest ranches in the South Arkansas River Valley, the Hutchinson Ranch was founded by two Colorado pioneers: Joseph S. and Annabel McPherson Hutchinson. Joseph Sykes Hutchinson was born in Huddersfield, Yorkshire, England, on 31 December 1837. (See Figure 7) Orphaned at an early age, he moved to Indiana as a youth and there he enlisted with the Union army during the Civil War. Hutchinson served as a captain of Company D of the 18th Indiana Infantry, the state's first three-year regiment. He was wounded in the leg at the 1863 Siege of Vicksburg. Members of the Hutchinson family recalled that the injury troubled him for the rest of his life and gave him "a peculiar gait that was uniquely his own."⁴⁰

Hutchinson moved to Colorado in 1866, becoming the employee of William F. Bailey and James Gaff, who had mining interests in the Granite area (then part of Lake County). For seven years he was superintendent of the Gaff Mining Company, a placer gold operation on Cache Creek, west of present-day Granite. About 1871 Hutchinson also invested in cattle with his employers, with each of the three men contributing \$10,000 to start their venture. The business, known as Hutchinson & Company, was lucrative, as mining camps and railroad crews in the territory provided excellent

³⁹ The granary was moved to the site before completion of the main house in 1874.

⁴⁰ "Joseph Sykes Hutchinson," Ancestry.com, OneWorldTree, Family Record, 5 January 2005; Betty Plotz, Telephone Interview by R. Laurie Simmons, 13 December 2004; Baskin, *History of the Arkansas Valley*, 518; Betty Plotz, "The Hutchinson Ranch: Endangered but Enduring," *Colorado Central Magazine* (March 2003).

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markets for beef. Joseph Hutchinson raised the cattle, and James Gaff owned a meatpacking house in Cincinnati, Ohio.⁴¹

At the age of twelve in the summer of 1860, Annabel McPherson had left Sparta, Wisconsin, with her family and crossed the plains by ox team to reach what would become Colorado (See Figure 7). From Denver, the McPhersons traveled south to Canon City, where they spent the winter before moving to the rugged mining camp of Oro City in California Gulch. When mining there faded, the family moved to the area that would become Chaffee County. In October 1866, Annabel's father, John McPherson, established the Helena post office (near Nathrop), named after his wife. Joseph Hutchinson had acquired the squatter's rights of Nat Rich, one of the first settlers on the South Arkansas River, who had built a cabin on the future site of Poncha Springs. On 15 October 1868 Annabel McPherson married Joseph S. Hutchinson at Helena, and they honeymooned in a cabin he had built in a meadow on Trout Creek Pass where his cattle and cowboys were located. Four sons were born to the Hutchinsons in the 1870s: John Arthur (known as Arthur or Art) Hutchinson (16 November 1870); Bailey Forbes Hutchinson (28 October 1872); Harold Charles Hutchinson (24 October 1874); and Joseph Mills Hutchinson (2 July 1877).⁴²

By 1871 Joseph S. Hutchinson was grazing cattle in an immense unfenced area. In May 1872, he registered one of the earliest brands in what would become Chaffee County. Well-respected and a successful cattleman, Hutchinson was chosen to represent Lake, Saguache, Park, Fremont, and San Juan counties in the Territorial Legislature in 1873. He was unsuccessful in a run for the state senate in 1877, but was reelected as a representative in 1879, serving during the session that created Chaffee County. Hutchinson also operated stores in Poncha Springs and Saguache during the early 1870s.⁴³

In 1873-74 the Hutchinsons erected a fine one-and-a-half-story residence in the South Arkansas River Valley which became the nucleus of their ranch (See Figure 2). Local builder John Weldon, who later served as county sheriff, constructed the house. Like many successful cattle operators of the era, Joseph Hutchinson had not homesteaded the land himself. According to family members, in 1873 he acquired the rights to two 160-acre tracts from cowboys in his employ who had squatted on the land several years earlier. General Land Office records indicate that Isaac W. Tucker received a cash entry patent for the 160 acres land encompassing the headquarters area⁴⁴ in 1881 with a cash entry. By that date, the Hutchinsons were well-established on the ranch, whose level site, abundant water, and fertile meadows made it one of the choicer spots in the region. The house was a

⁴¹ Kittleman, "Hutchinson Ranch National Register Nomination;" Baskin, *History of the Arkansas Valley*, 518; Joseph D. Hutchinson, "Pictures of the Interior of the Old House;" John Arthur Hutchinson, "Pioneer Days in the Upper Arkansas Valley," *Colorado Magazine* 9(September 1932)5: 186; Wendell Hutchinson, Telephone Interview, 16 November 2004.

⁴² Joseph D. Hutchinson, "Pictures of the Interior of the Old House;" June Shaputis and Suzanne Kelly, *A History of Chaffee County* (Buena Vista: Buena Vista Heritage, 1982), 66 and 149; John Arthur Hutchinson, "Pioneer Days," 188.

⁴³ Shaputis and Kelly, *History of Chaffee County*, 10; Baskin, *History of the Arkansas Valley*, 518; Wendell Hutchinson, Interview; 30 July 2004; John Arthur Hutchinson, Hutchinson Ranch, Correspondence to Joseph D. Hutchinson, 13 February 1946, John Arthur Hutchinson Papers, Colorado Historical Society, Denver; John Arthur Hutchinson, "Pioneer Days," 187.

⁴⁴ The headquarters is located in the northwest quarter of Section 12, Township 49 North, Range 8 East, New Mexico Principal Meridian.

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landmark in the valley, serving as a convenient stopping place for travelers. Native Americans visited the Hutchinsons, borrowing Joseph's rifles for hunting or requesting salt from Annabel. The Ute chief Shavano always made a point of stopping to visit Joseph Hutchinson.⁴⁵

Hutchinson reportedly possessed the largest herd in the valley in the days of the open range, when a cattleman could freely move his herds on the land. According to his son John Arthur, he was known locally as "Joe Hutch, the Cattle King." John Arthur wrote: "He was the only cattleman in the country; the rest of the people at that time only had a few, 25 to 100, while Dad had several thousand. When his roundup started, it was from Tennessee Pass on down the Arkansas over to South Park and down to Saguache in the San Luis Valley, so he controlled quite a world of territory." Hutchinson & Company also had ranches in the San Luis Valley. Joseph S. Hutchinson was a leader in the cattle business, representing the interests of ranchers in the legislature. He attended the statewide Stock Growers Association convention in 1874, where he was appointed to the credentials committee. In 1875 Hutchinson branded over 1,100 calves, and he had more than 900 the following year. Into the early 1880s, the ranch was used primarily as a corralling and holding point for cattle and headquarters for ranch operations. In the days before extensive fencing, cattlemen did not need to own large tracts of land to function successfully. The family moved its herds from the centrally-located ranch over the mountain passes to summer ranges and drove them back to the lush meadows surrounding the headquarters over roads that later became state highways.⁴⁶

The Denver & Rio Grande Railroad (D&RG) reached Salida in 1880, stimulating an influx of settlers to the area and providing new markets for beef. Railroad tracks for Poncha Springs and the Monarch Branch of the line were constructed in 1880 along the northern edge of the Hutchinson Ranch Headquarters. John Arthur Hutchinson asserted that the coming of the railroad was the biggest factor in changing the valley, accelerating the movement of people and the development of the area. He recalled that before the D&RG was completed, "you could look from here [the ranch] across the prairie to where Salida was afterward built. Missouri Park was cattle range and ranches were pretty much confined to the creeks."⁴⁷

⁴⁵ Bureau of Land Management, General Land Office Records, Land Patent Details, Cash Entry Patent No. 11, 21 March 1881, www.glorerecords.blm.gov; Photograph of Hutchinson Ranch, 1881, Hutchinson Family Papers, Hutchinson Ranch, Salida; Joseph D. Hutchinson, Notes, in John Arthur Hutchinson Diary, Colorado Historical Society, Denver; John Arthur Hutchinson, Hutchinson Ranch, Correspondence to Joseph D. Hutchinson, 5 November 1937, John Arthur Hutchinson Papers, Colorado Historical Society, Denver.

⁴⁶ George G. Everett and Dr. Wendell F. Hutchinson, *Under the Angel of Shavano*, (Denver: Golden Bell Press, 1963), 60; John Arthur Hutchinson, Hutchinson Ranch, Correspondence to Joseph D. Hutchinson, 4 March 1937, John Arthur Hutchinson Papers, Colorado Historical Society, Denver; John Arthur Hutchinson, "Pioneer Days," 187; Wendell Hutchinson, Interview, 30 July 2004; Richard Goff and Robert McCaffree, *Century in the Saddle* (Denver: Colorado Cattlemen's Centennial Commission, 1967), 66 and 68; Photograph of Hutchinson Ranch 1881: Photograph Label, Hutchinson Family Papers, Hutchinson Ranch, Salida; Higgins and Powell, *Historic Structure Assessment*, 5.

⁴⁷ Tivis E. Wilkins, *Colorado Railroads* (Boulder: Pruett Publishing Co., 1974), 34; "Salida the Heart of the Rockies," *Salida Mountain Mail*, 2 July 1948.

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Ranching Operations Following Joseph Hutchinson's Death

Joseph S. Hutchinson's untimely death from a brain tumor in 1882 left Annabel with four boys to raise. As family members recall, hard times ensued; Annabel and the boys were left with "the big ranch and little else, much of their land and most of their cattle were sold at low prices, so the boys could go to school." Ironically, the early 1880s were a period of high cattle prices, when many ranchers made large fortunes. As the result of cattle sales, Bailey and Art were able to attend school on the Burnett Ranch, while Harold and Joseph went to the Poncha Springs School. However, none of the boys graduated from high school due to the demands of the ranch and the lure of being a cowboy.⁴⁸

Coming to the family's aid was Annabel's brother, John Duncan ("Uncle Jack") McPherson, Jr., (1853-1923), who lived on the ranch after the death of Joseph S. Hutchinson. Uncle Jack McPherson had been a boy of seven when the family came west. Before moving to the ranch he worked as a drover and became thoroughly familiar with the use and care of horses and cattle. In addition, McPherson was an expert marksman. Wendell Hutchinson states that Uncle Jack taught the four sons everything about ranch life, including punching, branding, and castrating cattle, and running the mower. Grandnephew Joseph D. Hutchinson recalled, "He never married and came to the end of the long trail . . . on the early ranch . . ."⁴⁹

The second half of the 1880s was difficult for cattle ranchers across the state. During 1885-1887 a series of dry summers and harsh winters resulted in huge losses of animals, compounded by diminishing prices, the spread of infectious diseases, and expansion of settlement into the rangelands. Many of the large corporations and smaller cattle operators left the business during this period. At this time the raising of Hereford cattle became popular on Colorado ranches. Early ranchers had depended upon cattle finding feed on the public lands; after 1885 they began putting up hay. The Hutchinsons were fortunate in possessing fertile hay meadows. Haying was a vital activity on the ranch, accomplished by hand, utilizing horse-drawn wagons (See Figure 5). The haying began in early July and could last until the end of October. Other ranch duties included irrigating the hay, feeding the cattle, and hauling wood. In addition to running the house and providing meals, Annabel Hutchinson sold eggs, milk, and cream, and sometimes dressed chickens and turkeys for sale in Salida (See Figure 3). This extra income was particularly important during the 1890s, when severe weather and the lowest cattle prices of the century resulted in further contractions of the industry.⁵⁰

The Hutchinsons weathered the economic crisis at the end of the century, but did not emerge unscathed. The 1900 U.S. Census indicated that the ranch was mortgaged. As the head of the

⁴⁸ Shaputis and Kelly, 47; Wendell Hutchinson, Interview, 30 July 2004; Joseph D. Hutchinson, "Pictures of the Interior of the Old House."

⁴⁹ McPherson died at the ranch in 1923. Wendell Hutchinson, Interview, 30 July 2004; Joseph D. Hutchinson, "Pictures of the Interior of the Old House."

⁵⁰ Plotz, "The Hutchinson Ranch;" Joseph D. Hutchinson, "Miscellaneous Notes;" Wendell Hutchinson, Interview by Karen Chapman, 2 November 2004.

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family, Annabel's life was rigorous, requiring that she cook three meals a day for the family and hired workers and complete the other household work without the benefit of electricity or running water.⁵¹ Living with her in 1900 were John Arthur and Bailey Hutchinson and John D. McPherson, all of whom were identified as farm laborers by the census. The 1903-04 Chaffee County directory indicated that Joseph Mills Hutchinson was employed with the Denver & Rio Grande Railroad, boarding in Salida. He married Gertrude Duhrsen in 1908 and subsequently moved to Minturn, Colorado, where he had three children and worked as an engineer. He later returned to ranching and in 1918 was elected Chaffee County sheriff. Harold Hutchinson moved to Pueblo, where he was employed in railroading by the Colorado Fuel & Iron Company.⁵²

As time went on, John Arthur and Bailey F. Hutchinson began to play the primary roles in running the ranch (See Figure 6). John Arthur was described as "the gregarious brother who loved to visit. He played cards and the guitar and religiously wrote in his journal." Irrigating was one of his primary responsibilities on the ranch. "Bailey was the quiet one, who loved to go off in the mountains to check the cattle and fix fences." Bailey performed most of the duties relating to care of the animals. Mills Hutchinson (1898-1949), Harold's son and the father of Wendell Hutchinson, who grew up on the ranch, was utilized as a general laborer. Uncle Jack McPherson, continued to provide general assistance and advice. During the summer, five or six hired men were employed to help with the haying.⁵³

Ranching in the Early Twentieth Century

A milestone in the history of the ranch came in March 1916 with the death of Annabel McPherson Hutchinson. Her grandson John D. Hutchinson (the son of Joseph Mills Hutchinson) recalled, ". . . my parents led me by the hand to tell Annabelle [sic], lying so ill on her great walnut bed, goodbye, for she was going to die and no one could help her in the end." John Arthur Hutchinson wrote in his diary upon the loss of his mother: "The old regime which we have been accustomed to all these years has changed." Following the death of their mother, the brothers hired a cook or housekeeper to assist with daily housework, often the wife of a hired hand or a neighbor.⁵⁴

During the 1920s cattlemen coped with declining land and beef prices and unfavorable climatic conditions by increasing winter feeding, upgrading cattle quality, and decreasing herd size. In the 1920s the Hutchinson Ranch included 1,200 acres, and 600 cattle were raised. Bailey Hutchinson was listed as the head of the ranch in the 1920 U.S. Census. Other occupants included his brother John Arthur Hutchinson, nephew Mills Hutchinson,⁵⁵ and Uncle Jack McPherson. McPherson grew

⁵¹ The spring which provided drinking water for the family in the main house was across the road and down a low hill to the south, and the women carried buckets of water from there to the house.

⁵² Joseph D. Hutchinson, "Notes," in John Arthur Hutchinson, *Diary*, 32 and 67.

⁵³ Joseph D. Hutchinson, "Miscellaneous Notes;" Joseph D. Hutchinson, "Pictures of the Interior of the Old House;" John Arthur Hutchinson, *Diary*, 18 April 1916.

⁵⁴ Plotz; "The Hutchinson Ranch;" Joseph D. Hutchinson, "Pictures of the Interior of the Old House;" John Arthur Hutchinson, *Diary*, 18 April 1916.

⁵⁵ In 1924 Mills Hutchinson married Myrtle Burkhart, whom he had met at a dance at the Poncha Springs School. They became the parents of Wendell, Jake, and Joseph.

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Hutchinson Ranch, Chaffee County, CO

increasingly incapacitated with old age. Three employees who were boarders were also listed: Vernon Barth, a nineteen-year-old laborer; George B. Cooley, a thirty-year-old laborer; and a twenty-six-year old housekeeper. The 1922 directory indicated that Joseph Mills Hutchinson, then the county sheriff, was married and living in Buena Vista.

Bailey and Mills Hutchinson found Louis Stinson (known among the Hutchinsons as "Old Dad Stinson") in distress along the river bank on a winter day in 1923. Stinson was invited to the house for food and warmth, and he remained with the family the rest of his life. He was placed in charge of the dairy cows and was paid with room and board, two pairs of overalls, a shirt and new shoes each year. The 1930 U.S. Census indicated that Stinson was 77-years-old and a widower. Wendell Hutchinson recalls that there were rumors about Stinson having killed some men in Kentucky earlier in his life.⁵⁶

The 1930 U.S. Census listed John Arthur Hutchinson as the fifty-nine-year-old head of the household residing on the ranch with his brother Bailey. Living with the Hutchinsons were Old Dad Stinson and a housekeeper, Patricia Jones. By this time, Mills Hutchinson was residing with his family in a house erected in 1924 across the yard east of the main house. His son, Wendell Hutchinson, recalls having a comfortable family life, but being able to escape to the "men's club" where his uncles lived. Mills had a few cattle and often worked for the railroad to provide additional family income.⁵⁷

Weak agricultural markets and adverse weather conditions combined with the nationwide economic downturn in the 1930s to make ranching difficult. In November 1931, deep snow and high winds in the Salida area resulted in large loss of cattle, as ranchers were unable to bring the animals off the range. Severe lack of moisture followed in 1932 and 1933. In 1934 the worst drought in the recorded history of the state occurred. There was little water in the South Arkansas River, and some ditch rights were cut off. To compensate, the Hutchinsons stopped irrigating certain parts of their land, transferring the needed water to other fields. In the 1930s the highway in front of the ranch headquarters was widened, and road crews built a concrete milk house in the headquarters area to replace a root cellar removed during the construction. John Arthur Hutchinson wrote, "All us farmers are having a time with this highway. Why don't they oil the one they have instead of all this destruction." A pipeline through the ranch was built by the Works Progress Administration to carry hot springs water from Poncha Springs to Salida and provided the Hutchinsons with a hot water tap. During the 1930s the family had a permit for grazing 365 cows, but increased fencing diminished their available grazing area. In 1934 the family mourned the loss of Joseph Mills Hutchinson, who died of pneumonia after being outside on a cold, snowy night.⁵⁸

⁵⁶ Plotz; "The Hutchinson Ranch," U.S. Census, 1930; Wendell Hutchinson, Interview, 30 July 2004.

⁵⁷ U.S. Census, 1930; Plotz, "The Hutchinson Ranch."

⁵⁸ Everett and Hutchinson, *Under the Angel*, 203; Plotz, "The Hutchinson Ranch;" John Arthur Hutchinson, Hutchinson Ranch, Correspondence to Joseph D. Hutchinson, 18 June 1938, John Arthur Hutchinson Papers, Colorado Historical Society, Denver; Wendell Hutchinson, Hutchinson Ranch, Interview by Karen Chapman, 2 November 2004; Wendell Hutchinson, Interview, 30 July 2004.

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Hutchinson Ranch, Chaffee County, CO

Economic recovery for Colorado cattlemen came in the late 1930s with rising demand for beef resulting from world affairs. Despite higher prices during World War II, ranching was difficult due to the lack of manpower. John Arthur Hutchinson observed, "Roosevelt has drained the country and those not in the Army are in industrial works, and calling for the farmers to produce more." This time was especially challenging on the Hutchinson Ranch, as both John Arthur and Bailey were of advanced age and beginning to experience physical problems.⁵⁹ The ranch continued to operate in a traditional manner, as described by Joseph D. Hutchinson: "No force fed, feed-lot meat here. The animals spent their summers in the wild pastures on Marshall Pass, and their winters on the home ranch where they were fed alfalfa, timothy, and native hay." Until 1941, when the first tractor was purchased, the family still used horse-drawn equipment.⁶⁰

Post World War II Developments

At the end of the decade, another chapter in the long history of the Hutchinson Ranch came to an end with the deaths of Mills Hutchinson in 1949 and brothers John Arthur and Bailey Hutchinson in the following year. The main house remained vacant following the death of the Hutchinson brothers, but the headquarters continued to play an important role for the working ranch. Wendell Hutchinson, the son of Mills Hutchinson, who was born and raised on the ranch, became the subsequent owner and operator.⁶¹ He graduated from Salida High School in 1942 and from Colorado A&M (now Colorado State University) in Fort Collins in 1949, receiving a degree in veterinary medicine. In the same year, he married Mary Sue Swallow, who was the daughter of a prominent local ranching family and a graduate of Arizona State University.⁶²

After an initial year of veterinary practice in Gunnison in 1951, Wendell Hutchinson returned to the ranch, which he subsidized with a 53-year veterinary practice.⁶³ Wendell Hutchinson was a leader in local affairs, especially in the area of conservation, serving as the president of the board of Chaffee County School District R-32-J, director of the Southeast Colorado Water Conservancy District, chairman of the Chaffee County Agriculture Stabilization and Conservation Committee, and member of the Chaffee County Cattlemen's Association, as well as belonging to other local and state organizations. He was co-author of a noted 1963 book about the history of the Upper Arkansas Valley, *Under the Angel of Shavano*. In 1973 the Hutchinson Ranch was listed in the National Register and in 1986 was recognized as a Centennial Farm. In 2003 Colorado Preservation, Inc., a statewide preservation advocacy organization, selected the Hutchinson Ranch for its list of "Most

⁵⁹ John Arthur Hutchinson wrote on 12 December 1943: "The scarcity of help and the handicaps of this war sure made it tough."

⁶⁰ John Arthur Hutchinson, Hutchinson Ranch, Correspondence to Joseph D. Hutchinson, 19 August 1943, John Arthur Hutchinson Papers, Colorado Historical Society, Denver; Joseph D. Hutchinson, "Notes Regarding Drawing of Hutchinson Home Ranch About as It Was in 1916," in the John Arthur Hutchinson Papers, Colorado Historical Society, Denver; Wendell Hutchinson, Correspondence, 15 August 1967, quoted by Joseph D. Hutchinson in John Arthur Hutchinson, *Diary, Notes*, John Arthur Hutchinson Papers, Colorado Historical Society, Denver; Wendell Hutchinson, Interview by Karen Chapman, 2 November 2004.

⁶¹ Wendell Hutchinson purchased the interests of other family members to obtain ownership.

⁶² Plotz, "The Hutchinson Ranch."

⁶³ Hutchinson opened an animal hospital on a portion of the ranch.

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Hutchinson Ranch, Chaffee County, CO

Endangered Places in Colorado.” Wendell Hutchinson hopes that the still-operating cattle ranch will be preserved with a museum and cultural center for the Upper Arkansas Valley, illuminating the history of its inhabitants and ranching in the area.⁶⁴

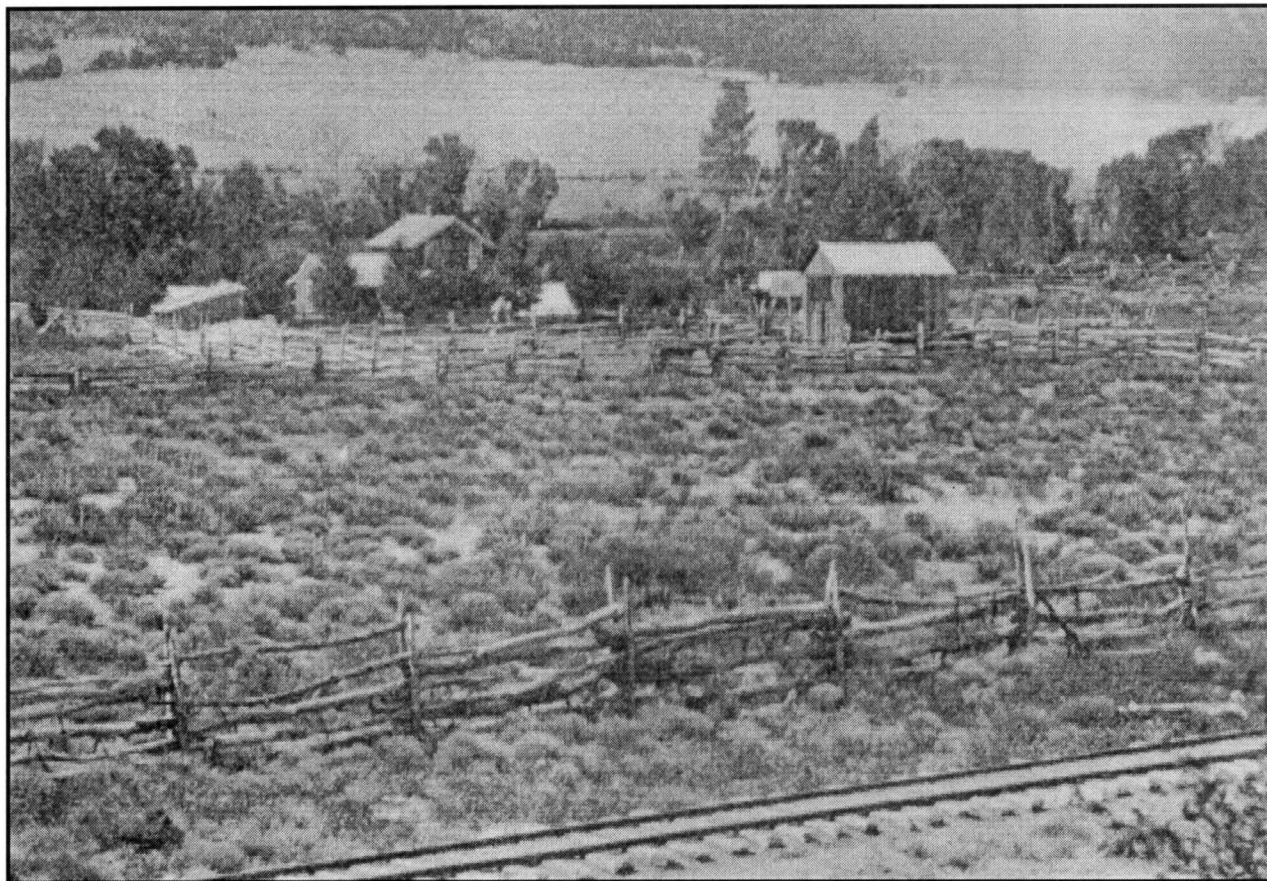


Figure 1. An overview to the southwest of the early Hutchinson Ranch is provided in this 1881 view taken from the grade of the D&RG Railroad. The main house (upper left, tallest building) and granary (to right of house) are visible; the tall barn to the right burned about 1952. **SOURCE:** Hutchinson Family Records.

⁶⁴ Daniel T. Valdes, ed., *Who's Who in Colorado* (Denver, 1973), 222; Higgins and Powell, *Historic Structure Assessment*, 8; Plotz, "The Hutchinson Ranch."

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Hutchinson Ranch, Chaffee County, CO

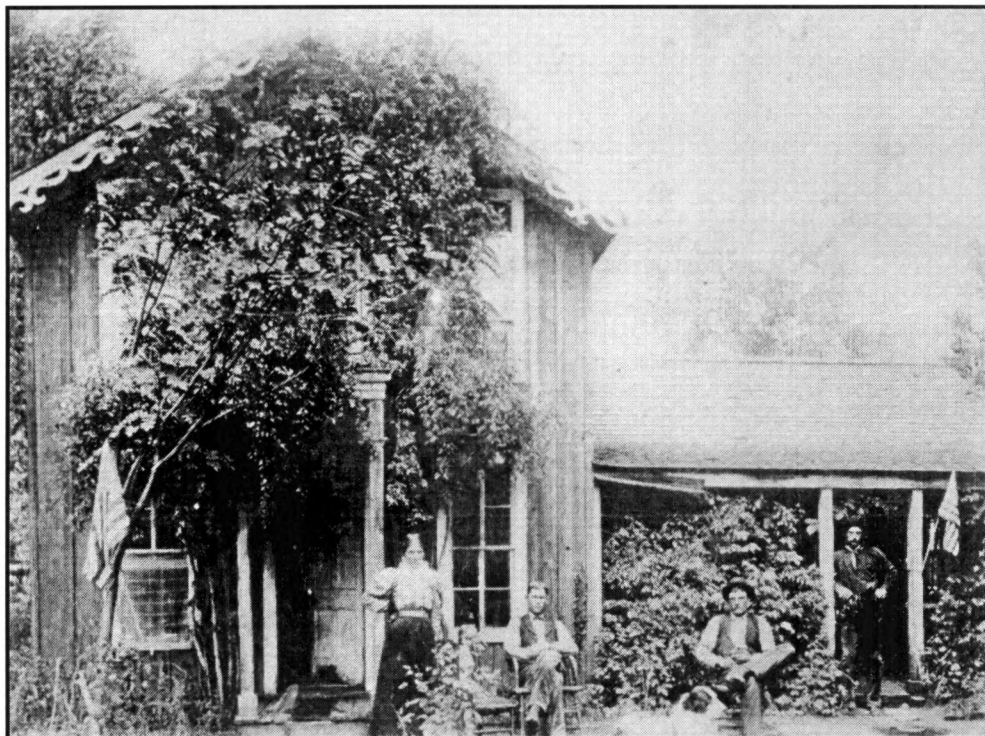


Figure 2. The main house at the ranch is shown in this pre-1900 view. The front gable section had a small porch at this time. SOURCE: Hutchinson Family Records.



Figure 3. Annabel Hutchinson, who raised chickens and turkeys to supplement the ranch's income, is shown here in front of the chicken house about 1910. SOURCE: Hutchinson Family Records.

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Hutchinson Ranch, Chaffee County, CO

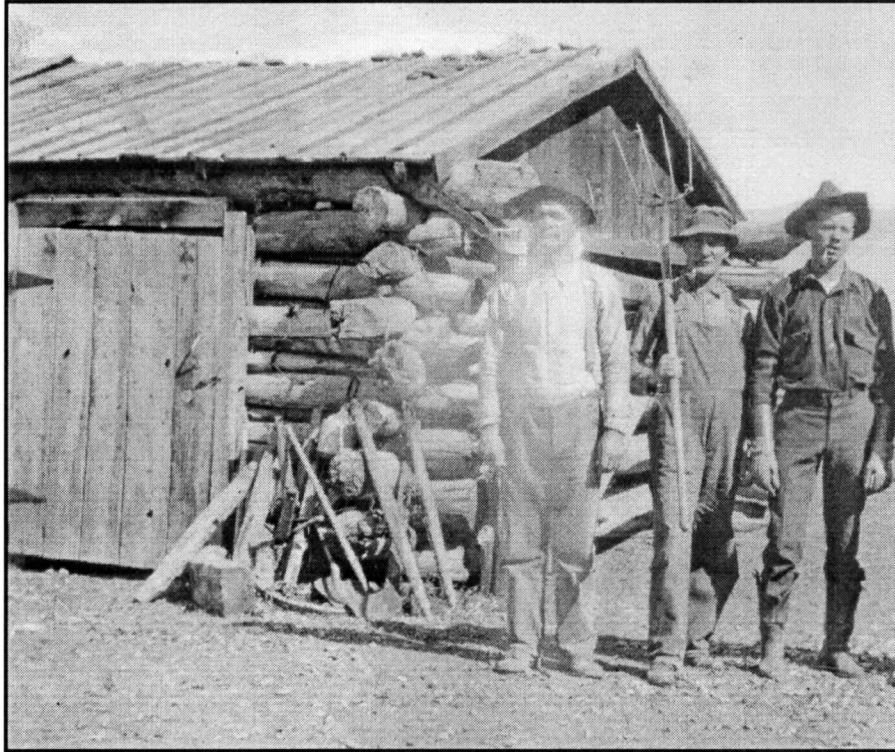


Figure 4. Part of a haying crew is shown in this circa 1915 photograph taken in front of the blacksmith shop. SOURCE: Hutchinson Family Records.

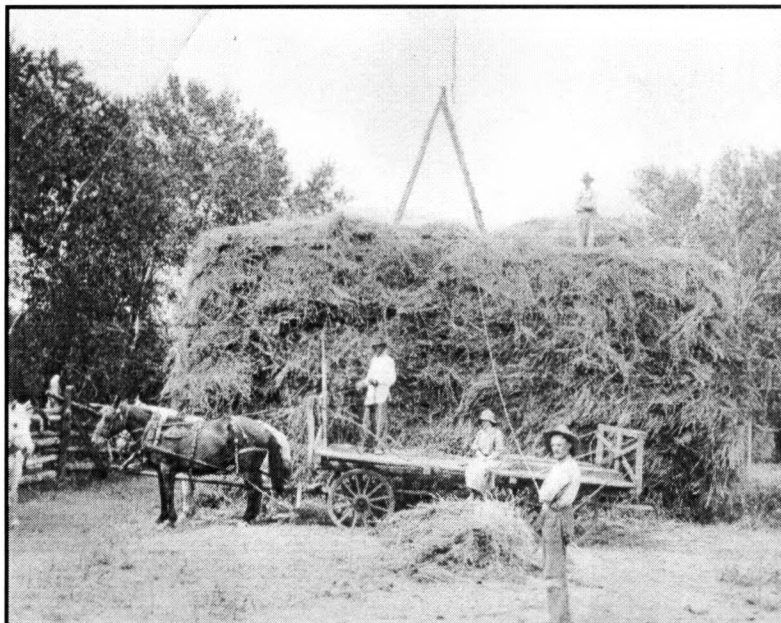


Figure 5. Haying at the ranch, using two A-frame poles and a harpoon fork, is captured in this August 1920 view. SOURCE: Hutchinson Family Records.

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Hutchinson Ranch, Chaffee County, CO



Figure 6. Uncle Art Hutchinson is shown here grooming a chicken in front of his cabin at the ranch. The photograph is dated 25 October 1936. SOURCE: Hutchinson Family Records.

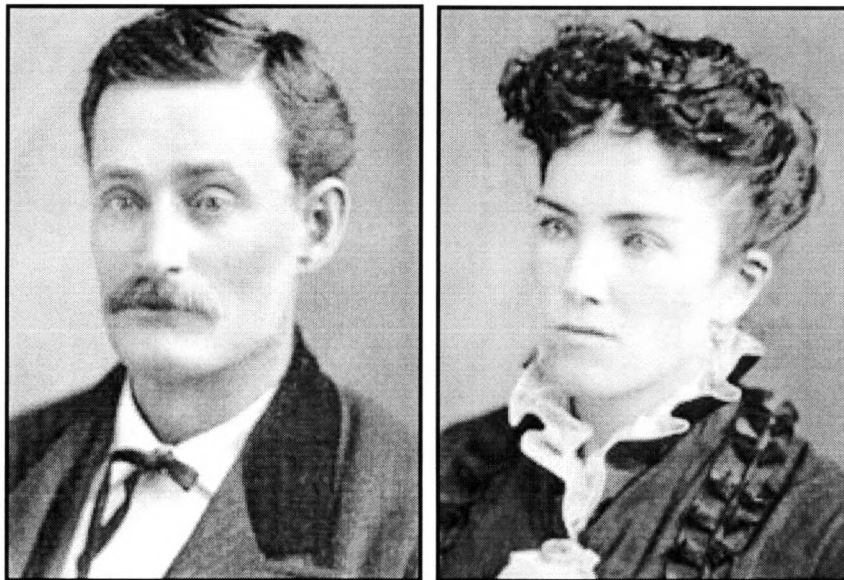


Figure 7. Civil War veteran Joseph Sykes Hutchinson and Colorado pioneer Annabel McPherson Hutchinson founded the Hutchinson Ranch. SOURCE: Hutchinson Family Records.

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Hutchinson Ranch, Chaffee County, CO

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Hutchinson Ranch, Chaffee County, CO

Geographic Information

UTM Coordinates (Con't.)

	<u>Zone</u>	<u>Easting</u>	<u>Northing</u>
5	13	409929	4264214
6	13	409926	4263950
7	13	408879	4263752

Verbal Boundary Description

The nominated area includes approximately 49.6 acres of land within Township 49 North, Range 8 East, Sections 1, 11, and 12, New Mexico Principal Meridian, Chaffee County, Colorado, described as follows: beginning at the intersection of U.S. Highway 50 and Chaffee County Road 125; thence north along the western edge of the right-of-way of County Road 125 to its intersection with the southern edge of the former railroad grade of the Denver and Rio Grande Railroad; thence west-southwesterly along the southern edge of the railroad right-of-way to its intersection with the section line between sections 1 and 2; thence south along the section line to its intersection with the section line between sections 2 and 11; thence west along the section line to its intersection with the south edge of the previously named railroad right-of-way; thence west-southwesterly along the southern edge of the right-of-way to its intersection with the property line of 9171 W. U.S. Highway 50; thence south along the property line to U.S. Highway 50; thence east along the north edge of the right of way of U.S. Highway 50 to the point of beginning.

Boundary Justification

The nominated area includes all of the area historically associated with the headquarters operations of the ranch, as well as adjacent pastures to the east and west, which were used for ranching activities. Ranch lands to the north have been sold and redeveloped as rural residential lots and are not included within the boundary. The ranch lands to the south were not included since they contain resources (such as an altered 1950s residence and associated garage and a large pet cemetery) which were not associated with the historic operation of the ranch and they are separated from the headquarters area by U.S. Highway 50, a wide four-lane roadway with a center turn lane.

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Section No. PHOTOS Page 26

Hutchinson Ranch, Chaffee County, CO

Common Photographic Label Information:

1. Resource Name: Hutchinson Ranch
2. Location: Salida vicinity, Chaffee County, Colorado
3. Photographer: Thomas H. Simmons
4. Date: July 2004
5. Negative on file at: Salida-Area Open-Space and Trails
P.O. Box 748
Salida, CO 81201

Information Different for Each View:

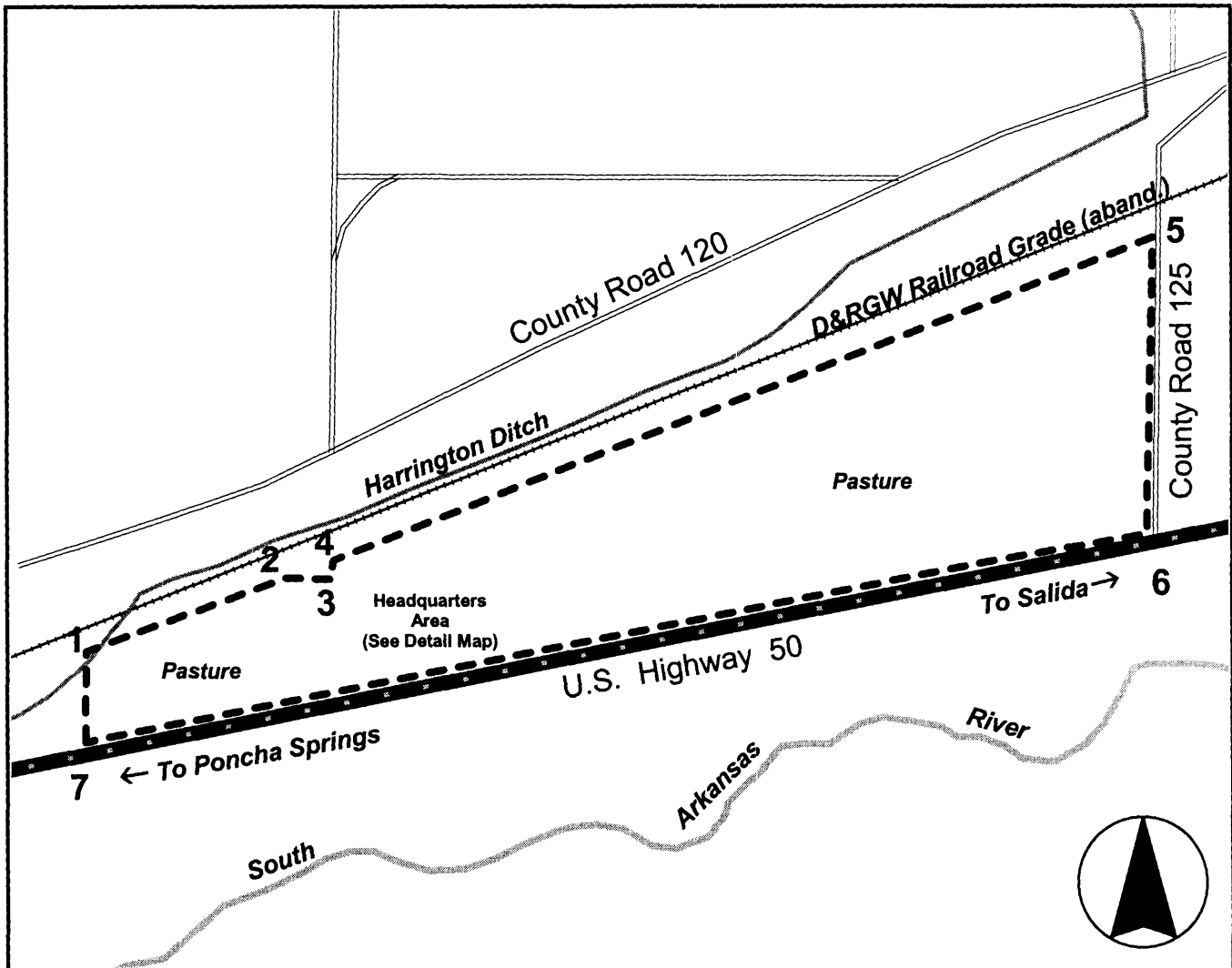
6. Photograph Number, Description of View, and Camera Direction

Photograph Number	Description of View	Camera Direction
1	East pasture, with Arkansas Hills in the distance.	E
2	Main House (no. 1)	N
3	Plank footbridge over ditch, with Granary (no. 5) to right, Concrete Milk House (no. 4) in center, and the Main House (no. 1) in the background	S
4	White House (no. 13) to right and Coal Shed/Shop (no. 15) to left	NW
5	Ditch and yellow willow trees with White House (no. 13) at left	WSW
6	Blacksmith Shop (no. 6) with loading chute to left	NE
7	Chicken House (no. 8)	NW
8	Horse Barn (no. 9)	SW
9	Equipment Shed/Tool Shed (no. 17)	SW
10	Uncle Jack's/Uncle Art's Cabin (no. 2)	NW
11	Saddle House (no. 3) with Calving Shed (no. 16) at left rear	NE
12	Round Corral	ESE
13	Group of buildings viewed from yard east of Main House (right to left): Saddle House (no. 3); Uncle Jack's/Uncle Art's Cabin (no. 2); Granary (no. 5); and Concrete Milk House (no. 4)	NW

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Hutchinson Ranch, Chaffee County, CO



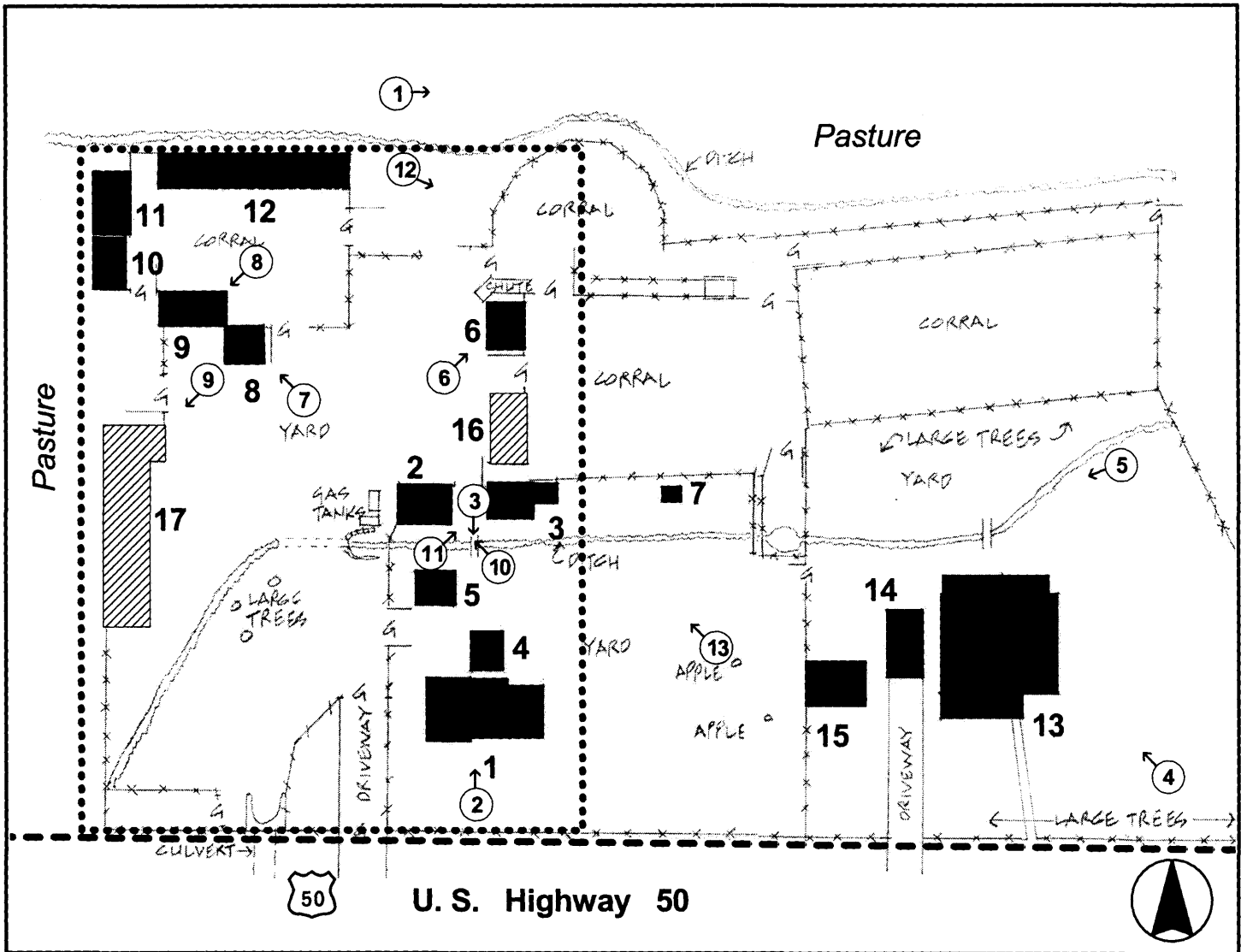
SKETCH MAP

The dashed line indicates the boundary of nominated area. The numbers reference the UTM coordinates listed in Section 10, which define the boundary of the nominated area. The approximate scale is 1 inch equals 550 feet. The Headquarters Area is shown in detail on the following page.

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Hutchinson Ranch, Chaffee County, CO



SKETCH MAP-DETAIL MAP FOR HEADQUARTERS AREA

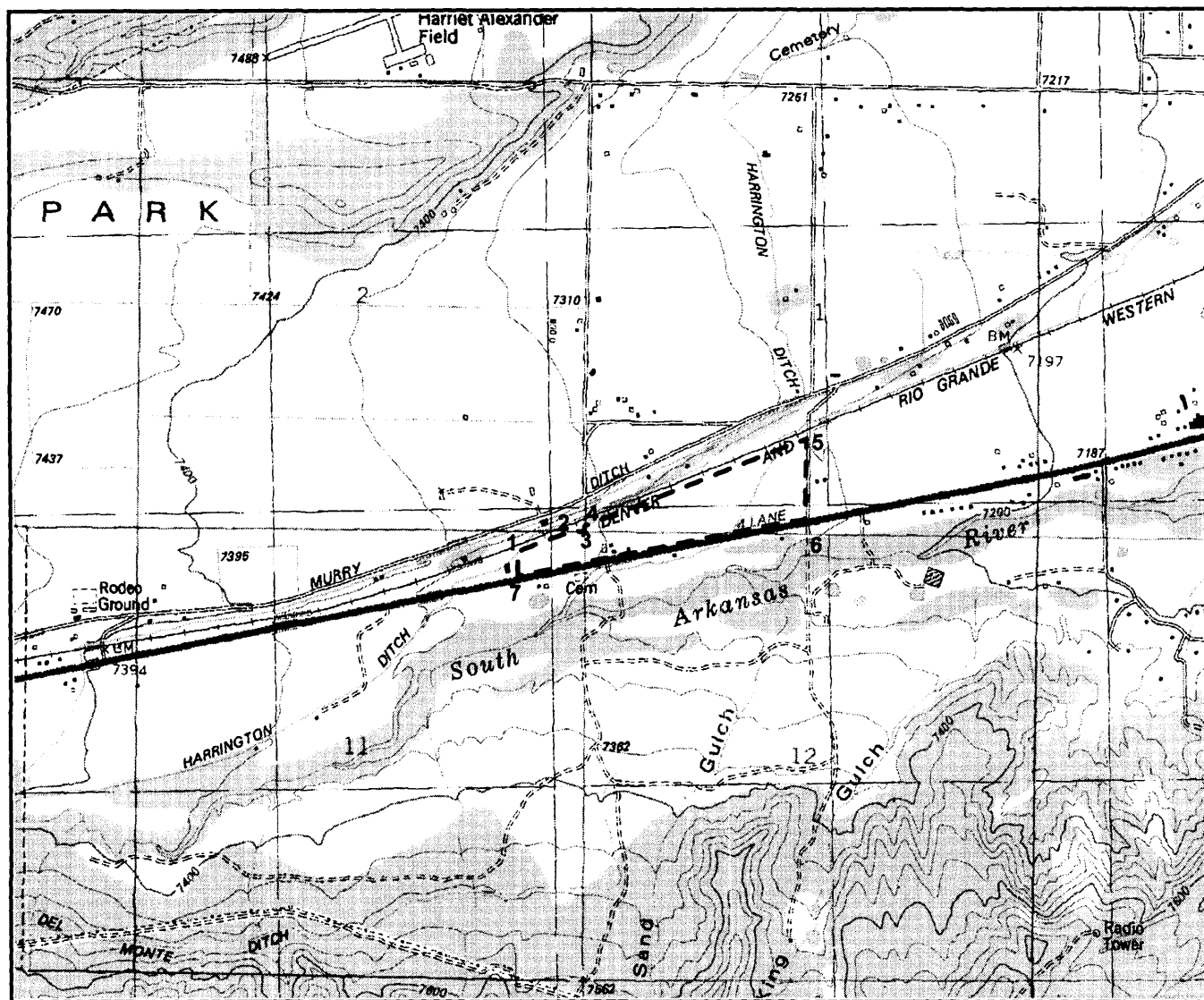
The dotted line shows the approximate boundary of the original nomination (two acres) and the dashed line shows that portion of the historic district boundary within the map area. Contributing resources are shaded in black, while noncontributing resources are hatched. The approximate scale is 1 inch equals 65 feet. Large boldface numbers identify buildings and are keyed to the table at the end of Section 7. Numbers in circles with arrows show photograph locations and camera directions. A "G" identifies the location of a gate. SOURCE: The map is based on a sketch map of the headquarters in Gary W. Higgins and Jackie W. Powell, *Historic Structure Assessment: Hutchinson Homestead Complex*, SHF #2003-HA-003, Salida, Colorado, Central Colorado Preservation Partners, 2003.

United States Department of the Interior
National Park Service

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Hutchinson Ranch, Chaffee County, CO



USGS MAP EXTRACT

The dashed line defines the nominated area for the Hutchinson Ranch (Polygon 1234567) and is coterminous with the UTM's listed in Section 10. SOURCE: Extract of U.S. Geological Survey, "Salida, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1994).